Local Market Update – February 2026

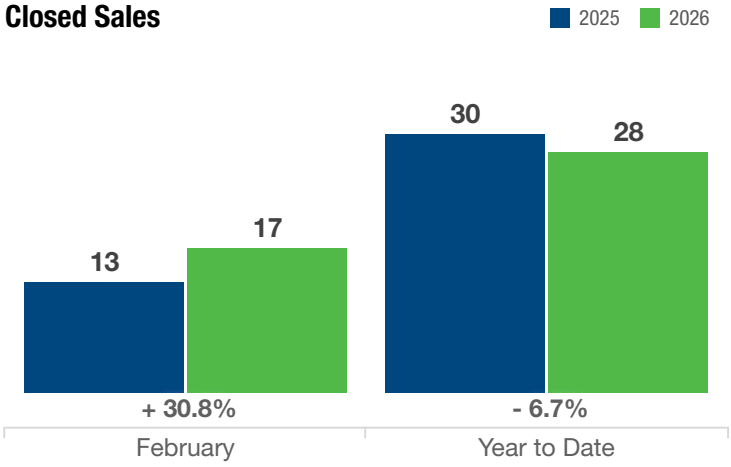
KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®
HEARTLAND MLS

Clinton, MO

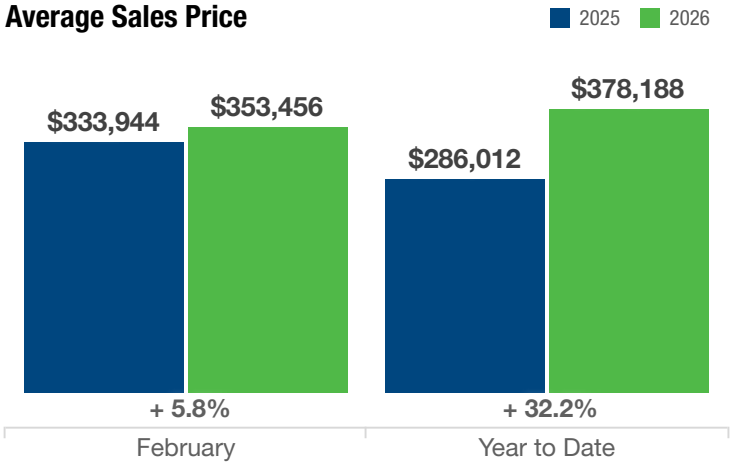
	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
Closed Sales	13	**17**	+ 30.8%	30	**28**	- 6.7%
Average Sales Price*	$333,944	**$353,456**	+ 5.8%	$286,012	**$378,188**	+ 32.2%
Median Sales Price*	$248,000	**$398,000**	+ 60.5%	$241,500	**$350,500**	+ 45.1%
Days on Market Until Sale	85	**55**	- 35.3%	60	**68**	+ 13.3%
Percentage of Original List Price Received	91.8%	**96.7%**	+ 5.3%	94.0%	**95.7%**	+ 1.8%
Pending Sales	22	**17**	- 22.7%	38	**31**	- 18.4%
Inventory	42	**41**	- 2.4%	—	**—**	—
Supply	2.1	**1.8**	- 14.3%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

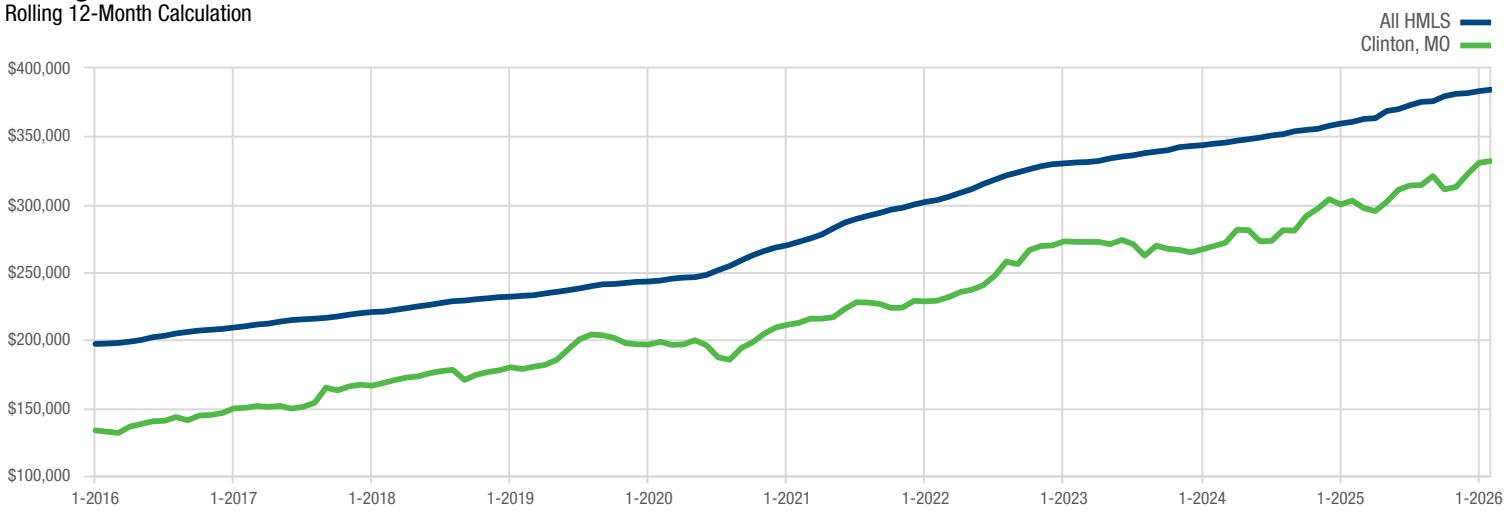


Average Sales Price



Average Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of March 7, 2026. Report provided by the Kansas City Regional Association of REALTORS®. All data from Heartland Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.